

089.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

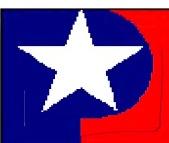
655,900 / 655,900

USE VALUE:

655,900 / 655,900

ASSESSED:

655,900 / 655,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHENG LIANG KUO-ETAL	
Owner 2: FUH ING CHENG	
Owner 3:	

Street 1: 12 LANSDOWNE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																										
Use Code	Description LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4139	Sq. Ft.	Site			0	70.	1.31	5									380,920						380,900	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	4139.000	275,000		380,900	655,900										
Total Card	0.095	275,000		380,900	655,900					Entered Lot Size					
Total Parcel	0.095	275,000		380,900	655,900					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.27	/Parcel: 397.27					Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		089.0-0002-0002.0		!7205!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	275,000	0	4,139.	380,900	655,900		Year end	12/23/2021			
2021	101	FV	267,300	0	4,139.	380,900	648,200		Year End Roll	12/10/2020			
2020	101	FV	267,300	0	4,139.	380,900	648,200	648,200	Year End Roll	12/18/2019			
2019	101	FV	219,100	0	4,139.	386,400	605,500	605,500	Year End Roll	1/3/2019			
2018	101	FV	219,100	0	4,139.	288,400	507,500	507,500	Year End Roll	12/20/2017			
2017	101	FV	219,100	0	4,139.	261,200	480,300	480,300	Year End Roll	1/3/2017			
2016	101	FV	219,100	0	4,139.	250,300	469,400	469,400	Year End	1/4/2016			
2015	101	FV	214,700	0	4,139.	212,200	426,900	426,900	Year End Roll	12/11/2014			

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				7205!	
	13029-378		8/3/1976			44,500	No	No	N						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/7/2018		MEAS&NOTICE							CC	Chris C		
12/13/2008		Meas/Inspect							336	PATRIOT		
11/10/2000		Hearing N/C							163	PATRIOT		
4/11/2000		Inspected							263	PATRIOT		
1/24/2000		Measured							163	PATRIOT		
7/30/1993									AS			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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